



Heartland Ag
Group Ltd.

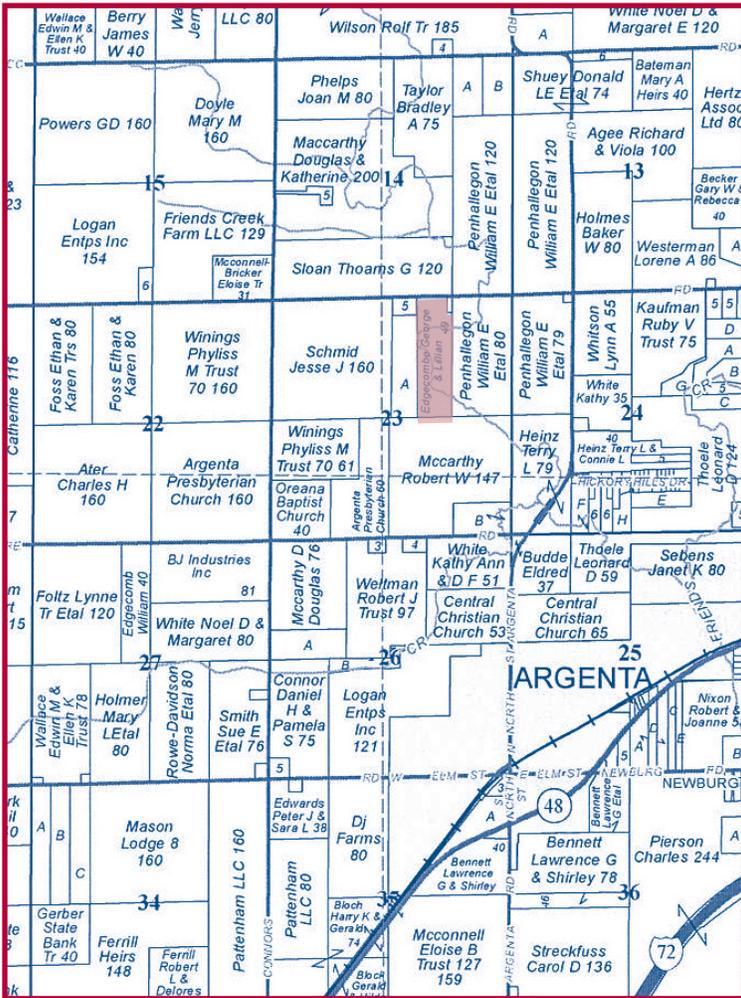
Farmland For Sale

Lillian Edgecombe Estate Farm

49.17 Acres - Farmland

**Friends Creek Township
Macon County, Illinois**

The Lillian Edgecombe Estate farmland is located 1 mile northwest of Argenta, Illinois. The soils are primarily Wyanet, Wingate, and Camden with a productivity index of 123.1. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



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▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Location

The Lillian Edgecombe Estate farmland is located 1 mile northwest of Argenta, Illinois. Access to the property is provided by School Road on the north side of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Lillian Edgecombe Estate farmland.

Parcel ID #05-03-23-200-004 (49.17 acres)

The East 50 acres more or less of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) except the East 120 feet of the north 363 feet in Section 23, Township 18 North, Range 3 East of the Third Principal Meridian, Macon County, Illinois (containing 49.17 acres more or less).

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Lillian Edgecombe Estate farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2016 Assessed Value</u>	<u>2016 Taxes Payable in 2017</u>	<u>Rate Per Acre</u>
05-03-23-200-004	49.17	\$7,169	\$617.20	\$12.55

▼ FSA Data

Macon County Farm Service Agency (FSA) office in Decatur, Illinois reports that there is no farm number or USDA information on this tract. In the past history from year 2008 forward - - there has been no crop certification or updates. This farm can be reconnected to the USDA programs by planting row crops and certifying acreages from 2018 going forward.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Lillian Edgecombe Estate farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
622	Wyanet silt loam	5.46	31.5%	111.6	117.5
348	Wingate silt loam	3.15	18.1%	119.8	128.7
134	Camden silt loam	2.53	14.6%	117.8	118.8
171	Catlin silt loam	2.16	12.4%	136.6	143.6
107	Sawmill silty clay loam	1.82	10.5%	139.0	140.0
233	Birkbeck silt loam	0.80	4.6%	120.8	123.8
154	Flanagan silt loam	0.73	4.2%	144.0	160.0
152	Drummer silty clay loam	0.71	4.1%	144.0	150.0
Weighted Averages		17.36	100%	123.1	128.7
Non-tillable		31.81			
Total		49.17			

▼ Farm Operator and Lease

The Lillian Edgecombe Estate farm is being occupied by Jim Edgecombe. Jim's personal residence is adjacent to this farmland in the northeast corner of the property. Jim will relinquish any tenant rights to the property to the oncoming buyer.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for each tract of land purchased. A preliminary title commitment will be furnished upon request. Please give us a call.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Lillian Edgecombe Estate farmland. Heartland Ag Group Ltd. will make copies of that contract available at your request. A 10% down payment is required upon signing the contract. The balance will be due in 30 days.

▼ Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made. This information is subject to verification and no liability for errors or omissions assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Lillian Edgecombe Estate farmland for sale as follows:

49.17 acres @ \$5,750 per acre = \$282,727.50 in total

▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

Dale E. Aupperle, AFM, ARA
 President - Heartland Ag Group Ltd.
 1401 Koester Drive, Suite 100
 Forsyth, IL 62535
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Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ Rural Appraisal

Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

▼ Farm Management

Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle
President



Ryan E. Aupperle
Farm Manager



Jeremy L. Crouch
Rural Appraiser



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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -